Burnett, James

From: Planning (SMDC)
Subject: FW: 2016/0554

From: Bayliss, Gillian
Sent: Tuesday, September 27, 2016 4:24 PM
To: Planning (SMDC)
Subject: 2016/0554

White Lodge, 13 High Street, Dilhorne

A prominently sited garage which is clearly visible on the sharp corner in Dilhorne where New Road meets High Street. The garage is of simple form and stands gable facing the road. It is constructed from a buff brown brick with tiled roof. It has a large roller-shutter opening in the gable facing the road. The building is viewed in conjunction with two Grade II Listed Buildings (9-11 High Street and Hollybush House). Although relatively modern, the building is well proportioned and unassuming.

The application proposes a reduction in the height of the garage door and the insertion of a first floor in order to provide living accommodation. The works will involve the introduction of two windows in the front gable, three dormers to the south-east elevation and rooflights to the north-west.

I feel that this is a very poorly conceived scheme which represents incongruous additions to a simple building. Whilst I have no objections to the insertion of an upper floor, the awkwardly sited windows in the front gable and introduction of dormers represents poor design and does not reflect the vernacular building character of surrounding buildings. Any conversion should work within the envelope of the existing building. Harmful to the setting of nearby Listed Buildings and the historic character of the cluster of buildings at this junction.

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Please note that my working days are Monday-Thursday

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